

Lyme Planning Board Minutes
5/23/2019

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Kevin Sahr, Select Board Representative; Eric Furstenberg, Member; Alternate; David Van Wie, Alternate; Rich Brown, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Vicki Smith, Member; Amber Boland Alternate; David Roby, Jr.

Members of the Public Present: Peter Holden, Paul Mayo

Item 1: Informal Subdivision review.

John noted that this was an informal review and the consultation and review were not in any way binding for the applicant or the Board.

Peter Holden handed out several copies of previously approved subdivision for the Mayo property and the surrounding properties. He described the progression of the land transfers. Mr. Mayo then passed out his own versions of the plans and a January 7th, 1991 letter from a previous owner of his property. The letter described what the land owner believed was an error by the Planning Board allowing a driveway, where he had deeded access, to be used by two other property owners thus denying him use of that driveway for future subdivisions.

Mr. Mayo stated he would like to subdivide his lot into two lots. One containing his current house and one on the back acreage utilizing the deeded right of way as access to the rear lot. He noted that currently he could not use that right of way as a driveway since it currently serves two lots and both the Zoning Ordinance and the subdivision regulations do not allow for a driveway to serve more than two lots. The Board's general consensus was that if he could show that a mistake was made by the earlier Planning Board, he should seek relief from the Zoning Board.

John asked about the road frontage for the new lot, noting that the requirement for the rural district is 300 feet. Mr. Mayo stated he intended the driveway frontage to be used for the road frontage. The Planning and Zoning Administrator noted that the frontage requirement needed to be on a class V or better road and a driveway could not be used to meet the requirement.

Mr. Mayo thanked the Board for their time and would consider their input while moving forward with the subdivision.

Item 2: Acceptance of minutes from 5/16/2019

Kevin moved to approve the minutes as submitted.

Rich seconded the motion.

John called for a vote and the motion passed unanimously. Tim abstained as he did not attend the meeting.

Item 3: Build out analysis.

The Planning and Zoning Administrator passed out copies of a map and the corresponding data showing a first pass at rating areas within the Lyme Common district for its ability for development. The Board reviewed the data and asked for several revisions.

Respectfully Submitted,
David A. Robbins
Lyme Planning and Zoning Administrator.